



MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601
PHONE: 315-785-7730 – FAX: 315-782-9014

TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Special Use Permit Approval – 576 Main St W

DATE: January 30, 2012

Request: Special Use Permit to remodel an existing building for use as a multi-family dwelling in a Neighborhood Business District, at 576 Main St W, parcel 1-01-201.

Applicant: Hillary S. “Bumper” Wagoner

Proposed Use: Multi-family residential conversion

Property Owner: Back Bay Enterprises LLC

Submitted:

8 ½” x 11” Copy of Parcel Map: Yes A Sketch of the Site to Scale: Yes

Completed Part I of an SEQRA: Unlisted Action
Environmental Assessment Form: Yes

County Review Required: Yes – will be forwarded for the February 28th meeting

Comments: The applicant proposes multi-family residential conversion for the former California Fruit Market building located at 576 Main St. W. The existing building is approximately 27,000 square feet, and the applicant plans on having about 30 units.

The subject property is currently zoned for Light Industry. This Special Use Permit cannot be granted until the concurrent Zone Change Request (to NBD) is approved.

In NBD, multi-family residential development is required to have one parking space for each unit, plus 10%. Based on the applicant’s estimate, 33 parking spaces will be required. The front parking area, as currently configured, appears to support just 15 to 17 cars. The applicant must depict a parking layout with sufficient spaces for the exact number of proposed residential units

in order for this SUP to be valid. This requirement may be enforced by Code Enforcement when the building permit is issued, in the event that no Site Plan Review is required.

Summary:

1. The applicant shall provide the Code Enforcement Bureau with a proposed parking layout providing one parking space for each proposed unit, plus 10%, prior to issuance of a Building Permit.
2. The applicant shall apply for a subdivision of parcel 1-01-201, with the split following the same line described in the proposed legal description submitted with their concurrent Zone Change Request.

cc: City Council Members
Robert Slye, City Attorney
Justin Wood, Civil Engineer II
Hillary S. Wagoner, 26 Brightwood Rd, Glenmont, NY 12077
Jason Gilmore, 24200 Perch Lake Rd, Watertown, NY 13601
Bruce Clemons, 11126 State Rte 26, Carthage, NY 13619